



Clarkes

Estate Agents & Lettings Agents

Asking Price Of
£82,500
Freehold

Campbell Road, Bognor Regis, PO21 1AH



Book a Viewing

01243 861344
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<http://www.clarkesestates.co.uk>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

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IMPORTANT NOTICE
 1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Service you deserve. People you trust.

01243 861344



- Retirement Apartment (66+)
- Modern Fitted Kitchen
- Bright Living Room
- Double Bedroom
- Shower Room
- Close to Town & Seafront



Accommodation

Entrance Hall: 10' 4" x 3' 5" (3.17m x 1.06m)

Lounge: 16' 8" x 10' 4" (5.10m x 3.15m)

Kitchen: 7' 2" x 6' 11" (2.20m x 2.13m)

Bedroom: 14' 0" x 8' 10" (4.28m x 2.71m)

Bathroom: 7' 4" x 4' 11" (2.25m x 1.51m)

Lease Information: The vendor informs us that this property has 92 years remaining on the lease. The current ground rent is £336.94 pa and the current maintenance charge is £3480 pa including water.

We have not sighted documents to evidence this and advise that should you proceed to purchase this property this should be checked by your conveyancer.

Council Tax Band: C

What the agent says... “,”

This chain free one bedroom 1st floor retirement apartment (+66 years) is part of the Sovereign Court retirement development. It's in a great location, just a short walk to the seafront promenade, Bognor Regis town centre and Hotham Park which is a popular green space, perfect for a leisurely stroll, with a lovely café located in the park. Close by are local transport links, including bus stops and a mainline train station in the town centre.

Parking is offered on a first come first serve basis and there is an on-site manager available to help if you require any assistance.

We highly advise viewings of this delightful ready to move into apartment to appreciate all it has to offer, so don't miss out! To arrange a viewing please call Clarkes on 01243 861344.

The one-bedroom apartment briefly comprises; entrance hall, storage cupboard, practical bathroom with walk in shower, double bedroom with built in wardrobe, bright living room, and a fantastic modern kitchen in immaculate condition, refurbished by the current owners. The apartment benefits from electric heating which has also been upgraded since purchased by the current owners.

The residents of this development benefit from several communal facilities. There is a resident's lounge, laundry facilities and lift to all floors of the building.

